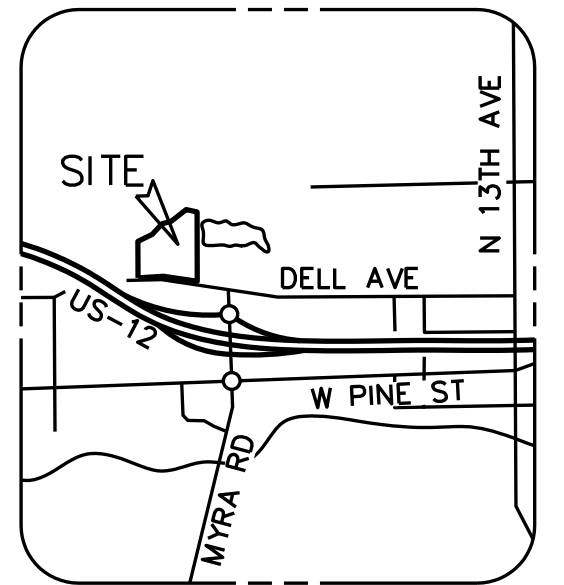


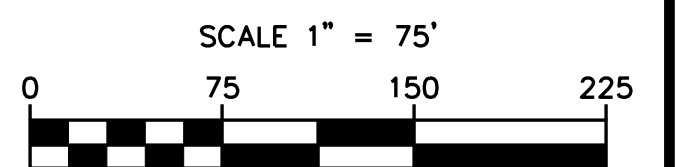
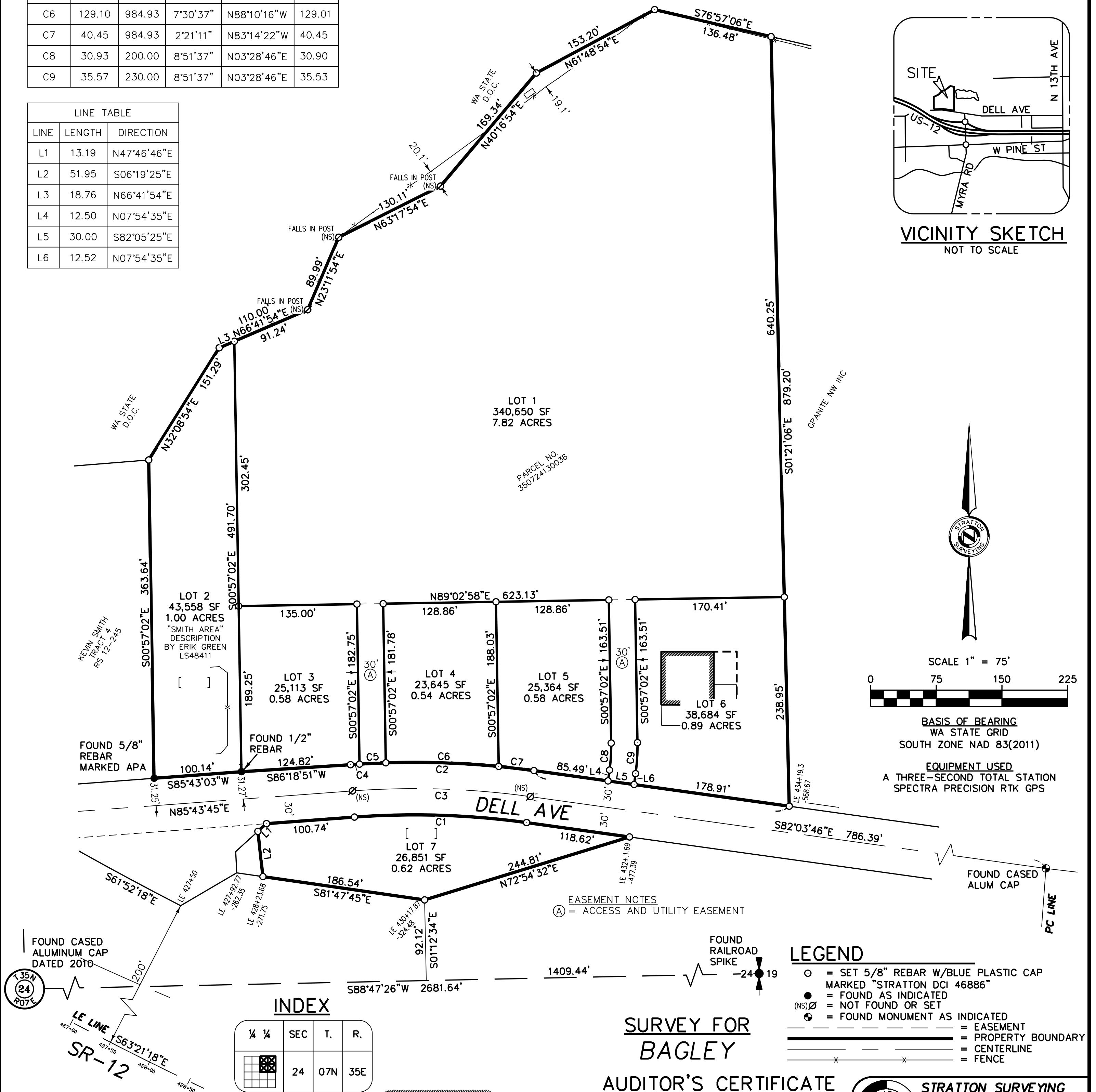
CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	197.12	924.93	12°12'39"	N88°10'06"W	196.75
C2	209.91	984.93	12°12'39"	N88°10'06"W	209.51
C3	203.51	954.93	12°12'39"	N88°10'06"W	203.13
C4	10.34	984.93	0°36'05"	S86°01'37"W	10.34
C5	30.02	984.93	1°44'46"	S87°12'03"W	30.02
C6	129.10	984.93	7°30'37"	N88°10'16"W	129.01
C7	40.45	984.93	2°21'11"	N83°14'22"W	40.45
C8	30.93	200.00	8°51'37"	N03°28'46"E	30.90
C9	35.57	230.00	8°51'37"	N03°28'46"E	35.53

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	13.19	N47°46'46"E
L2	51.95	S06°19'25"E
L3	18.76	N66°41'54"E
L4	12.50	N07°54'35"E
L5	30.00	S82°05'25"E
L6	12.52	N07°54'35"E

BINDING SITE PLAN
PREPARED UNDER THE WALLA WALLA MUNICIPAL CODE 19.28
WALLA WALLA FILE# BSP-22-0003
NE 1/4 OF SEC. 24, T.07N., R.35E., W.M.,
CITY OF WALLA WALLA,
WALLA WALLA COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE



BASIS OF BEARING
WA STATE GRID
SOUTH ZONE NAD 83(2011)

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

EASEMENT NOTES
Ⓐ = ACCESS AND UTILITY EASEMENT

LEGEND

- = SET 5/8" REBAR W/BLUE PLASTIC CAP MARKED "STRATTON DCI 46886"
- = FOUND AS INDICATED
- (NS) = NOT FOUND OR SET
- ⊗ = FOUND MONUMENT AS INDICATED
- = EASEMENT
- = PROPERTY BOUNDARY
- = CENTERLINE
- = FENCE

SURVEY FOR
BAGLEY

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2022 AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF SURVEYS PAGE _____, AT THE REQUEST OF DEREK C. INGALSBE, P.L.S.

WALLA WALLA COUNTY AUDITOR

DEPUTY

FEE NO.



STRATTON SURVEYING
& MAPPING P.C.

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

5908BSP1A.DWG

© 2022

DATE: 11/22/22

SHT. 1 OF 2

DRAWN BY: DCI

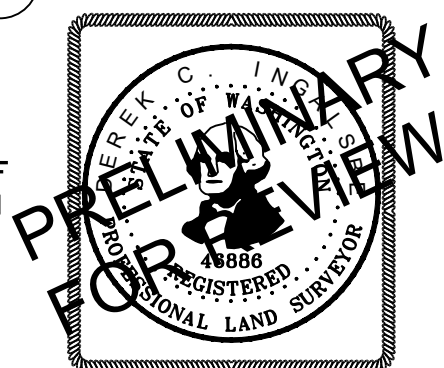
JOB # 5908

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CHAD BAGLEY IN AUGUST OF 2022.

DEREK C. INGALSBE LS46886

DATE



DESCRIPTION

AF#2020-016118 "PARCEL B"
BEGINNING AT THE CENTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, AND RUN
THENCE SOUTH 2 DEGREES 08' 00" EAST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 24, A DISTANCE OF
1,052.80 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 3, AS SAID NORTH RIGHT OF
WAY LINE WAS IN EXISTENCE IN 1960; THENCE NORTH 85 DEGREES 51'00" EAST, ALONG SAID NORTH RIGHT OF WAY LINE,
1,175.84 FEET; THENCE LEAVE SAID NORTH RIGHT OF WAY LINE AND RUN THENCE NORTH 6 DEGREES 19' 25"
WEST, 1,119.32 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF THE LE LINE OF SR 12 AT HES LE 993 +64.56 AS
SAID LE LINE WAS ESTABLISHED BY CONDEMNATION PROCEEDINGS IN WALLA WALLA COUNTY COURT CAUSE NO. 64477, AND
THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE SOUTH 81 DEGREES 52' 10" EAST, ALONG SAID NORTHERLY
RIGHT OF WAY LINE OF SAID LE LINE 188.81 FEET TO HES 995+50; THENCE NORTH 72 DEGREES 54' 10" EAST, ALONG SAID
NORTHERLY RIGHT OF WAY LINE OF THE SAID LE LINE 245.25 FEET TO HES 997+48.20 AND ITS INTERSECTION WITH THE
SOUTHERLY RIGHT OF WAY LINE OF DELL AVENUE; THENCE NORTH 82 DEGREES 05' 25" WEST, ALONG THE SOUTHERLY RIGHT
OF WAY LINE OF SAID DELL AVENUE; 121.85 FEET TO THE P.C. OF A CURVE; THENCE NORTHWESTERLY ON THE ARC OF A
CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12 DEGREES 11' 00" AND A RADIUS OF 924.93 FEET, A DISTANCE OF
196.68 FEET TO THE P.T. OF SAID CURVE; THENCE SOUTH 85 DEGREES 43' 45" WEST ALONG SAID SOUTHERLY RIGHT OF WAY
LINE 111.43 FEET; THENCE LEAVE SAID SOUTHERLY RIGHT OF WAY LINE AND RUN THENCE SOUTH 6 DEGREES 19' 25" EAST,
60.47 FEET TO THE TRUE POINT OF BEGINNING.

BEGINNING AT A POINT IN THE NORTH AND SOUTH CENTER LINE OF SECTION 24 IN TOWNSHIP 7 NORTH OF RANGE 35 EAST OF
THE WILLAMETTE MERIDIAN, DISTANT 30 FEET SOUTH FROM THE CENTER CORNER OF SAID SECTION 24, AND RUNNING THENCE
NORTH ALONG SAID CENTER LINE 236.7 FEET; THENCE NORTH 79 DEGREES 33' EAST, 208.58 FEET; THENCE NORTH 64
DEGREES 34' EAST 81.84 FEET; THENCE SOUTH 89 DEGREES 47' EAST 197.05 FEET; THENCE NORTH 3 DEGREES 07' WEST
129.55 FEET; THENCE NORTH 61 DEGREES 16' EAST 98.74 FEET; THENCE NORTH 86 DEGREES 35' EAST 147.90 FEET; THENCE
NORTH 53 DEGREES 44' EAST 204.81 FEET; THENCE NORTH 87 DEGREES 12' EAST 106.80 FEET; THENCE NORTH 33 DEGREES
58' EAST 151.29 FEET; THENCE NORTH 68 DEGREES 31' EAST 110.0 FEET; THENCE NORTH 25 DEGREES 01' EAST 89.99 FEET;
THENCE NORTH 65 DEGREES 07' EAST 130.11 FEET; THENCE NORTH 42 DEGREES 06' EAST 169.34 FEET; THENCE NORTH 63
DEGREES 38' EAST 153.20 FEET; THENCE SOUTH 75 DEGREES 08' EAST 136.48 FEET; THENCE SOUTH 00 DEGREES 28' WEST
907.79 FEET TO THE CENTER LINE OF THE COUNTY ROAD; THENCE IN A WESTERLY DIRECTION ALONG SAID CENTERLINE TO THE
POINT OF BEGINNING.

EXCEPTING:

BEGINNING AT THE CENTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 35 EAST, OF THE WILLAMETTE MERIDIAN AND RUN
THENCE NORTH 00 DEGREES 00' EAST, ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 24, A DISTANCE OF
206.7 FEET; THENCE NORTH 79 DEGREES 33' EAST 208.58 FEET; THENCE NORTH 64 DEGREES 34' EAST, 81.84 FEET; THENCE
SOUTH 89 DEGREES 47' EAST, 197.05 FEET; THENCE NORTH 3 DEGREES 07' WEST 129.55 FEET; THENCE NORTH 61 DEGREES
16' EAST, 98.74 FEET; THENCE NORTH 86 DEGREES 35' EAST 147.90 FEET; THENCE NORTH 53 DEGREES 44' EAST, 204.81
FEET; THENCE NORTH 87 DEGREES 12' EAST, 106.80 FEET; THENCE SOUTH 00 DEGREES 00' WEST, 393.08 FEET TO A POINT IN
THE CENTERLINE OF THE COUNTY ROAD; THENCE ALONG SAID COUNTY ROAD, THE FOLLOWING COURSES: SOUTH 87 DEGREES
33' WEST, 360.06 FEET; THENCE SOUTH 73 DEGREES 32' WEST 641.64 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, HOWEVER, THAT PORTION LYING IN THE COUNTY ROAD ON THE SOUTH SIDE OF SAID PREMISES.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND
DESCRIBED HEREON, THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND SUBDIVIDED INTO
LOTS AS SHOWN HEREON.

GALEN TOM DATE

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY
ACT FOR THE USES AND PURPOSES MENTIONED ON THIS INSTRUMENT.

DATE: _____

NOTARY PUBLIC MY APPOINTMENT EXPIRES

NOTARY STAMP
BLACK INK ONLY

APPROVALS

THE BINDING SITE PLAN IS HEREBY APPROVED IN ACCORDANCE WITH WALLA
WALLA MUNICIPAL CODE 19.28

DEVELOPMENT SERVICES DIRECTOR

J PRESTON FREDERICKSON DATE

CITY ENGINEER

NEAL CHAVRE, P.E. DATE

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY
PACIFIC POWER & LIGHT COMPANY

PACIFIC POWER & LIGHT COMPANY TITLE DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON
HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ PARCEL NO.
350724130036

TREASURER, WALLA WALLA COUNTY DATE

SURVEY FOR
BAGLEY

HORIZONTAL CONTROL

WASHINGTON STATE SOUTH ZONE, US SURVEY FEET, NAD
83(2011). PER THE CITY OF WALLA WALLA TOMPKIN'S CONTROL,
GPS TIES WERE MADE TO POINTS 5081 & 5082 CONTROL POINTS
AND PROJECTED TO GROUND AT POINT 5082.

GROUND DISTANCES ARE SHOWN HEREON.

STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF
UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF
_____, 2022 AT _____ MINUTES PAST _____
_____, M., AND RECORDED IN VOLUME _____ OF
SURVEYS PAGE _____, AT THE REQUEST OF
DEREK C. INGALSBE, P.L.S.

WALLA WALLA COUNTY AUDITOR

DEPUTY _____ FEE NO. _____



STRATTON SURVEYING
& MAPPING P.C.
313 NORTH MORAIN STREET
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DATE: 11/22/22	SHT. 2 OF 2
DRAWN BY: DCI	JOB # 5908

